

BILLERICAY TOWN COUNCIL

MINUTES OF THE PLANNING COMMITTEE HELD IN THE CHANTRY CENTRE, CHANTRY WAY, BILLERICAY ON TUESDAY 15 NOVEMBER 2022 AT 7pm

Present

Cllr J Tutton – Chairman	Cllr J Devlin	Cllr M Moore
Cllr K Mordecai	Cllr D Spencer	Cllr A Talboys
Cllr M Thomas (appointed substitute)		

In Attendance Diane McCarthy – Committee Clerk and eight members of the public

91 Apologies for Absence

Apologies were received from Cllr J Clark, Cllr J Henshaw and Cllr R Clark.

92 Declarations of Interest with Regard to Agenda Items

There were none.

93 Public Participation Session with Respect to Agenda Items

The Chairman adjourned the meeting to hear from members of the public who wanted to speak in objection to planning application 22/01353/OUT, 41,65 and Land Adjacent Potash Road. The main objections to the application were:

- The site is in the Green Belt
- The site is a haven for wildlife and there is no suitable alternative for wildlife
- Potash roundabout is the most polluted junction in the Borough and extra traffic caused by the development will only make this worse
- The increase in traffic will lead to congestion on surrounding roads such as Mercer Road which will be used as a cut through for the High Street
- There is limited access to the proposed site and Potash Road is a very narrow road
- Question if this is the correct site for a large care home
- The housing will be out of keeping in the street scene
- Concern that if the outline planning application is granted then the developer could potentially sell the site with permission and a completely different development could be built
- The traffic assessment reports and surveys are inaccurate
- Concern regarding construction traffic if the application is granted.

94 Signing of Planning Committee Minutes 1 November 2022

Resolved: following approval, the minutes were signed by the Chairman as a true record.

95 Planning Applications

22/00776/FULL	Halifax 110 High Street	<p>Refurbish ground floor and insert new shop front for retail or office accommodation (Use classes E(c)(i), E(c)(ii), E(c)(iii), E(a), E(g)(i)) construct rear extension, remove second floor plant room and construct second floor in new roof to provide three 1 and 2 bedroom residential flats (C3(a) use) (AMENDED DESIGN)</p> <p>Resolved: The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> • Out of keeping in the street scene • Out of keeping in the Conservation Area • Overlooking of neighbouring properties • Detrimental impact on the privacy of neighbouring properties • Too close to surrounding buildings • Insufficient parking • Front dormers are too large
22/01353/OUT	41, 65 And Land Adjacent Potash Road	<p>Outline planning application with all matters reserved, except means of access, for demolition of two dwellinghouses at Nos. 41 and 65 Potash Road and erection of up to 150 dwellings and a 50-bed care home, together with car parking, landscaping, surface water drainage basins and associated works</p> <p>Resolved: The Town Council objected to this application on the grounds of:</p> <ul style="list-style-type: none"> • Development in the Green Belt • Object to the removal of established mature trees on the site • The proposed development will be outside of the built envelope of the town • The Green Belt in this part of the town is special because it acts as a buffer between Billericay and the next local authority area • Concern that development plans may change from outline application if planning is granted • Unacceptable increase in traffic on already congested roads and junctions and will potentially force more traffic onto quieter surrounding country roads • Inadequate parking for the care home facility • Loss of habitat for wildlife • Inaccuracies in the reports for Highways and transport

22/01394/FULL	1 Copford Road	Demolition of existing side garage and construction of a part single, part double side extension to include a new garage Resolved: The Town Council had no objection to this application.
22/01481/FULL	Park View 30 Radford Way	Reconfiguration and addition of Class E floorspace at ground and lower ground floor levels with external alterations and associated works Resolved: The Town Council had no objection to this application.
22/01493/FULL	18 Mercer Road	First floor front/side extension, first floor rear extension, loft conversion including raising the ridge, roof extension and rear dormers, canopy to front, alter roof of existing single storey rear extension and alterations to elevations Resolved: The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> • Excessive height and bulk • Out of keeping in the street scene and design of the whole estate
22/01500/FULL	150 Norsey Road	Detached outbuilding in rear garden Resolved: The Town Council had no objection to this application.
22/01505/FULL	407 Outwood Common Road	Front entrance porch, 3.0m single storey rear extension, side extension and garage conversion Resolved: The Town Council objected to this application on the grounds of: <ul style="list-style-type: none"> • Habitable room on the boundary • Extension not two metres from the Highway
22/01533/FULL	12 Grosvenor Gardens	Front Porch Extension Resolved: The Town Council had no objection to this application.

22/01535/FULL	59 Station Road	Loft conversion incorporating a hip to gable roof conversion along with a rear box dormer and roof lights to front elevation Resolved: The Town Council had no objection to this application.
22/01546/FULL	27 Broome Road	Demolition of garage, part two storey and part single storey front and side extension Resolved: The Town Council had no objection to this application.
22/01582/FULL	26 Hillhouse Drive	Part single, part two storey rear extension. Construction of rear facing dormer to existing loft., to allow change of materials from previously approved plans 21/01606/FULL & 22/01461/NMABAS. Resolved: The Town Council had no objection to this application.
22/01584/FULL	24 Pleasant Drive	Two storey front extension Resolved: The Town Council had no objection to this application.

96 The 2023 Boundary Review – Revised Proposals for new Parliamentary Constituency Boundaries

Members to note a consultation on revised proposals for new Parliamentary Constituency Boundaries is being carried out by the boundary commission for England. The consultation runs from 8 November to 5 December 2022. Details about the consultation can be found at www.bcereviews.org.uk

Resolved: that the information be noted.

97 Appointment of Vice Chairman

Cllr Moore was nominated by Cllr Talboys and seconded by Cllr Thomas and as there were no other nominations it was:

Resolved: that Cllr Moore be appointed Vice Chairman of the planning committee for the ensuing municipal year.

98 Questions from Press and Public

There were none.

There being no further business, the Chairman closed the meeting at 8pm
The next Planning Committee will be held on Tuesday 29 November 2022.

Chairman

Date